

**TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION**

**FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR**

**SUBJECT: PLANNED DEVELOPMENT 06-020 AND VESTING TENTATIVE TRACT  
MAP 2904, 721 – 731 PINE STREET, APNS: 009-203-011, -012, AND -019  
(APPLICANT – WILLIAM OSTRANDER)**

**DATE: MARCH 27, 2007**

**Needs:** For the Planning Commission to consider an application for a Planned Development and Vesting Tentative Tract Map to construct a 9-unit “live/work” condominium project that is intended to include commercial and residential uses.

**Facts:**

1. This item was continued from the Planning Commission hearing on February 13, 2007. The Commission continued this item because although they supported many aspects of the project, including the creative mixed-use, pedestrian-oriented development that fully integrates environmentally sustainable technologies, the Commission had concerns regarding the architectural compatibility of the proposed building roofline and parking requirements. The previous staff report from February 13, 2007 is provided in Attachment 1.
2. The project site is located between 721 and 731 Pine Street.
3. The applicant would like to develop a live/work project where each condominium includes commercial space on the ground floor and a residence located above it. Each individual unit (consisting of the commercial and residential spaces), is intended to be occupied by the same resident.
4. The project requires a total of 33 parking spaces (19 spaces for the commercial area and 14 spaces for the residential units). Per Section 21.22.130 of the Zoning Code, since this project proposes a mix of night time (residential) uses and day time (commercial) uses, the applicant is requesting the Planning Commission grant approval of a Joint Use shared parking reduction. If approved, the applicant would be required to provide 20 parking spaces. The applicant has provided 22 spaces on the site.
5. The project site is located in District B of the Downtown Design Guidelines. The intent of District B is focused on creating a cohesive urban fabric that links building placement and pedestrian orientation. The guidelines are different from the traditional historic architectural emphasis of District A, and instead focus more on the eclectic variation of District B.
6. Several “green building” site and building design features are incorporated with this project. The two existing oak trees are proposed to maintained with this project.
7. The property is designated in the General Plan as Community Commercial / Mixed Use Overlay (CC/M-U). The zoning of the property is Highway Commercial – Planned Development / Mixed-Use (C2-PD/M-U).

7. After the Planning Commission meeting in February, the Development Review Committee (DRC) re-reviewed the proposed project on February 26, 2007. Modifications to the roofline and clarifications regarding the details of the elevations were provided by the applicant. The DRC supports the project, and looks forward to seeing how the applicant will provide the information needed to better convey the detailed elevations to the full Planning Commission.

## **Analysis and**

**Conclusions:** The two main issues of concern expressed by the Planning Commission regarding this project relate to architectural compatibility of the proposed barrel vault roofline and the request for a Joint Use shared parking approval.

### **Architectural Compatibility**

The specific concern regarding the roofline is that some Commissioners interpreted the architectural design of the barrel vault roof form to be too contemporary to fit in with the surrounding development pattern and intent of the Downtown Design Guidelines, District B. The applicant has modified the roofline by reducing the curve approximately three feet and recessing it inward approximately 18 inches. By reducing the curve and bringing it in, it will be less visible. With these modifications, the roofline will continue to provide the solar benefits of helping cool the buildings in the summer and heating/providing light during the winter.

Furthermore, the perspectives of the elevations have been redrawn and colored to more correctly reflect the true visibility of the roof at street level. The previous elevations which were rendered with water colors not only did not accurately portray the level and quality of architectural details of the façade, but overemphasized the light color of the underside on the overhang, which has now been darkened. Additionally, the overall color palate has been toned down with more muted color tones.

In terms of fitting in with District B of the downtown, the proposed building fully complies with the intent of this district. This project proposes a building with exemplary pedestrian orientation, and reflects the eclectic mixture of “mainstreet” shop fronts with an element of rustic utility found in the surrounding neighborhood and across the street at the train station.

### **Parking**

The applicant has requested a Joint Use shared parking approval. This section of the Zoning Ordinance allows the Planning Commission to approve shared parking spaces where parking spaces provided for a daytime use can be made available for parking needs of an evening use. This also allows for a more efficient use of land by using less land for parking spaces, which frees up land for intensifying the downtown. Additionally, Joint Use can allow for 100 percent use of the parking spaces instead of having parking space unoccupied at one time or another during a 24-hour period.

In this case, the parking demand for the daytime use is 19 spaces. Twenty-two spaces are proposed. Twelve of the proposed spaces are proposed to be open, surface lot spaces. If most of the business owners are the same occupants as the residences, they will likely use the 10 garage spaces for the nine commercial units during the day. The open parking spaces would therefore be available for customers and/or employees. However, if a

majority of residents leave for off-site employment during the day, those garage spaces will not be available to meet the 19 commercial (daytime) space requirement since only 12 spaces would be open to the public and/or employees. In the evening, the nine residential units would require 14 parking spaces, thus there are more parking spaces available than needed for evening use demands. This project appears to meet the criteria of the Joint Use shared parking requirements, however the Commission should discuss whether the use of garage spaces will maintain sufficient daytime commercial spaces.

The proposed project implements the goals and intent of the General Plan, Mixed Use District, Economic Strategy and downtown goals.

**Reference:** Paso Robles General Plan and EIR, Paso Robles Zoning Ordinance, Downtown Design Guidelines, 2006 Paso Robles Economic Strategy and CEQA.

**Fiscal**

**Impact:** The applicant will need to participate in the City's Community Facilities District (CFD) to offset the project related impacts from costs associated with the residential use components of this project.

**Options:** After opening the public hearing and taking public testimony, the Planning Commission is requested to take one of the actions listed below:

By separate motions:

- a. (1) Adopt the attached Resolution issuing approving Planned Development 06-020 and Vesting Tentative Tract Map 2904.
- b. Amend, modify, or reject the above-listed action.
- c. Request additional information and analysis.

**Staff Report Prepared By:** Susan DeCarli

**Attachments:**

1. Staff Report, February 13, 2007
2. Vicinity Map
3. Site Plan
4. Elevations and Floor Plans
5. Resolution to Approve PD 06-020 and VTTM 2904

**TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION**

**FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR**

**SUBJECT: PLANNED DEVELOPMENT 06-020 AND VESTING TENTATIVE TRACT  
MAP 2904, 721 – 731 PINE STREET, APNS: 009-203-011, -012, AND -019  
(APPLICANT – WILLIAM OSTRANDER)**

**DATE: FEBRUARY 13, 2007**

**Needs:** For the Planning Commission to consider an application for a Planned Development and Vesting Tentative Tract Map to construct a 9-unit “live/work” condominium project that is intended to include commercial and residential uses.

**Facts:**

1. The site is located on three parcels between 721 and 731 Pine Street. The property is proposed to be merged and then re-subdivided with the tract map into condominiums for all units.
2. The applicant would like to develop a live/work project where each condominium includes commercial space on the ground floor and a residence located above it. Each individual unit (consisting of the commercial and residential spaces), is intended to be occupied by the same resident.
3. Six of the proposed units would be oriented toward Pine Street with storefronts on the lower floor, and the other three units would be located toward the rear of the site. Pedestrian access to the rear units would be provided through a 14 foot wide open walkway from the street to the rear area.
4. Each unit that faces onto Pine Street is proposed to include a small balcony (coffee deck), and all units are proposed to have a private interior courtyard area accessed from within the residential unit and an interior balcony from the mezzanine floor overlooking the individual courtyards. The site plan also includes a common “piazza” open space area. The Mixed-Use open space development standards apply to this project, which requires a minimum of 100 s.f. of private and common open space per dwelling unit. The project includes a minimum of 275 s.f. of private space per unit and 3,569 s.f. of common open space (not including the open parking areas).
5. The project requires a total of 33 parking spaces (19 spaces for the commercial area and 14 spaces for the residential units). Per Section 21.22.130 of the Zoning Code, since this project proposes a mix of night time (residential) uses and day time (commercial) uses, the applicant is requesting the Planning Commission grant approval of a Joint Use shared parking reduction. If approved, the applicant would be required to provide 20 parking spaces. The applicant has provided 22 spaces on the site. See attached Zoning Code sections.
6. The maximum building height permitted in the Zoning Code is 50 feet. The buildings are proposed to be 37 feet in height. No setbacks are required for the first floor of the buildings, however, the Mixed-Use standards include requirements to set the 2<sup>nd</sup> and 3<sup>rd</sup> stories back from the side yard property lines by five feet. The Commission may

grant an exception to required setbacks for the second and third stories, with specific findings. See attached Mixed Use Development Standards, Section 21.18C.070.

7. The project site is located in District B of the Downtown Design Guidelines. The intent of District B is focused on creating a cohesive urban fabric that links building placement and pedestrian orientation. The guidelines are somewhat different from the traditional historic architectural emphasis of District A, and instead focus more on the greater local and regional context, and the eclectic variation of District B. This is discussed further below. Please see the attached District B Downtown Design Guidelines for reference.
8. Several “green building” site and building design features are incorporated with this project. For instance, some of these features include efficient heating and cooling technologies, building design solar orientation, pervious concrete parking hardscape, and other features.
9. The two existing oak trees are proposed to be maintained with this project. An Arborist Report was prepared and tree protection measures are recommended and incorporated into the Conditions of Approval for this project, should the Planning Commission approve this project. See attached Arborist Report.
8. The property is designated in the General Plan as Community Commercial / Mixed Use Overlay (CC/M-U). The zoning of the property is Highway Commercial – Planned Development / Mixed-Use (C2-PD/M-U).
10. The Development Review Committee (DRC) reviewed this project on January 16, 2007. The DRC supported the proposed use, site plan, environmentally sustainable/green building approach, and the street-level storefront appearance of buildings on Pine Street. Some members of the DRC had concern regarding the proposed “barrel vaulted” roof design, and were uncertain if the roof design is consistent with the Downtown Design Guidelines. The DRC recommended consideration of this project, and the roofline issue in particular, by the full Planning Commission.
11. In accordance with the California Environmental Quality Act (CEQA), this project is Categorically Exempt (Class 32) Infill Projects, from the environmental review process.

**Analysis  
and**

**Conclusions:** The proposed mixed-use, live/work project is proposed to be located on property across from the train station on Pine Street. The existing three lots are proposed to be merged, and the buildings subdivided as a nine-unit condominium project. Parking areas and garages accessed from the alley. A common open space and parking maintenance and use agreement would be required to allow access to and maintenance for all commonly used facilities.

The site is designed to provide for pedestrian orientation along Pine Street, by providing storefront units that are set close to the street, and that incorporate traditional storefront widths. The shops incorporate large front windows, tall ceilings and recessed wood and glass entry doors.

The buildings are clustered in groups of three, and are designed in keeping with the established and planned urban pattern desired in the downtown area. The storefronts have a fairly traditional scale, proportion and orientation, while the units above blend in contemporary design features. The rooflines are designed with a barrel vault design. The form of the barrel vault roof form draws from historic or prominent building forms. A few local examples include the Emergency Services building entrances, post office entry, and entry foyer to a mid-block historic building on 12<sup>th</sup> Street between Park and Pine Streets. As noted above, the District B, Downtown Design Guidelines do not provide specific guidance on historic architectural themes, but recognizes the eclectic diversity of design elements in the area. Development in this area should be designed to continue the pedestrian orientation and preserve the “street wall” of the downtown area, and fit in with surrounding development. Many properties in this vicinity are underdeveloped, and may not provide the best guidance for architectural context at this time. However, the scale, massing and architectural uniqueness of the proposed buildings are consistent with the intent described in the District B design guidelines.

The residential units are proposed to be accessed from the rear by private entrances and stairwells. The rear units (adjacent to the alley) can be accessed by the alley or from the central common area. The piazza area is accessed from the front by a 14 foot wide walkway from Pine Street or it may be accessed from the alley. The piazza includes a water feature as a focal point. All units include large private courtyards accessed from within the residential units. The common area is intended to be used by either the businesses for special events or for private gatherings of the residents. A common trash and recycling area is proposed along the alley.

Six of the units include either a one or two-car garage. Twelve parking spaces are proposed to be uncovered/open parking spaces. As noted above, the proposed project would require 33 parking spaces. The applicant requests the Planning Commission approve a joint parking provision since the commercial spaces would most likely be daytime uses, and the residences are generally evening uses. There is also likely to be an efficiency in parking demand since the occupants during the day and evening will be the same at both times of the day. The daytime uses would require 19 spaces. If a 66 percent joint parking agreement were to be approved for the daytime use ( $19 \times .66 = 13$  spaces), then the proposed project would require a total of 20 spaces.

As noted above, as an infill project, this project is exempt for the environmental review requirements of CEQA, per Class 32.

**Reference:** Paso Robles General Plan and EIR, Paso Robles Zoning Ordinance, Downtown Design Guidelines, 2006 Paso Robles Economic Strategy and CEQA.

**Fiscal**

**Impact:** The applicant will need to participate in the City's Community Facilities District (CFD) to offset the project related impacts from costs associated with the residential use components of this project.

**Options:** After opening the public hearing and taking public testimony, the Planning Commission is requested to take one of the actions listed below:

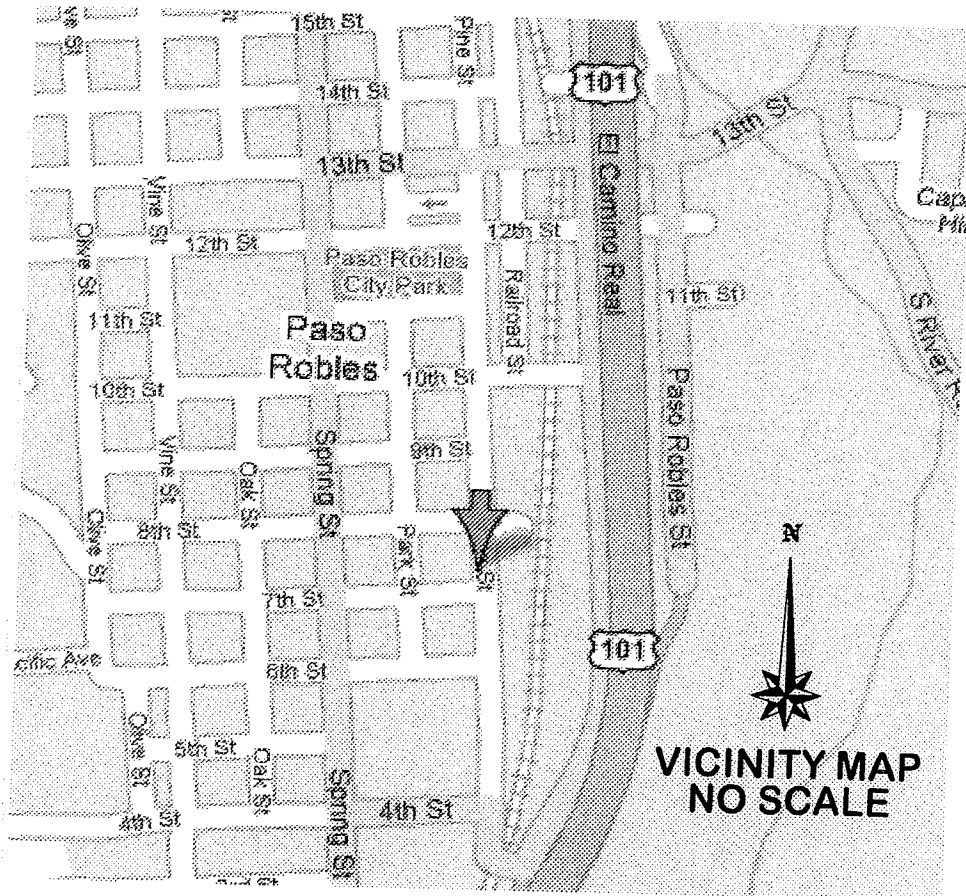
By separate motions:

- a. (1) Adopt the attached Resolution issuing approving Planned Development 06-020 and Vesting Tentative Tract Map 2904.
- b. Amend, modify, or reject the above-listed action.
- c. Request additional information and analysis.

**Staff Report Prepared By:** Susan DeCarli

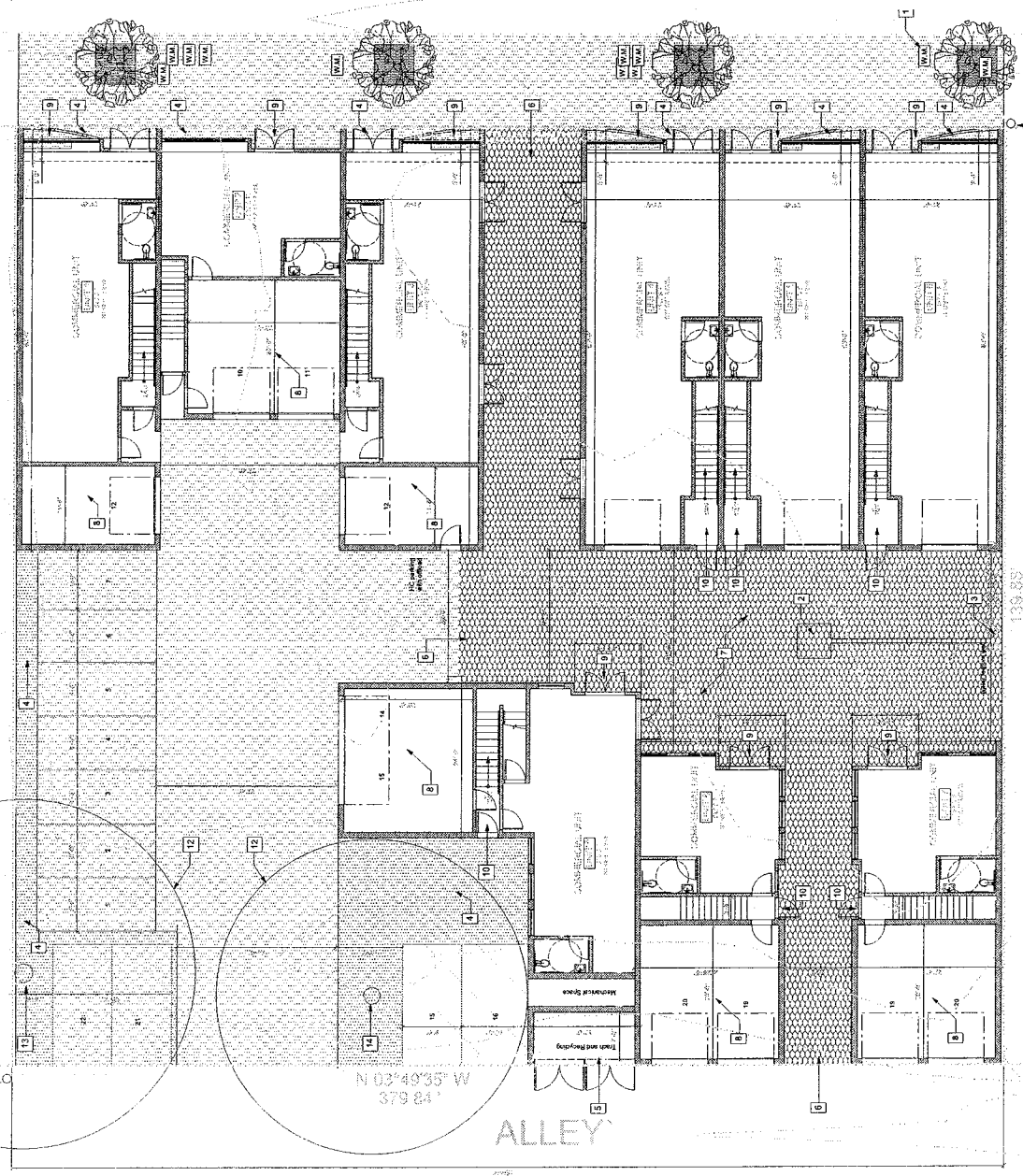
**Attachments:**

1. Vicinity Map
2. Site Plan
3. Elevations and Floor Plans
4. Excerpt from the Downtown Design Guidelines, District B
5. Excerpt from the Downtown area parking space requirements and the Joint use parking provisions
6. Excerpt from the Mixed Use development standards, Setback Exceptions
7. Arborist Report
8. Memorandum from City Engineer
9. Resolution to Approve PD 06-020 and VTTM 2904
10. Newspaper and Mail Notice Affidavits





**AN REFERENCE NOTES**  
 HYDRANT  
 WALL FEATURE  
 SPING. SEE LANDSCAPE SHEETS  
 FINISH  
 ENCLOSURE  
 MAIN ACCESS  
 COMMON OPEN SPACE  
 SOCIAL ENTRY  
 RESIDENTIAL ENTRY  
 L'ROOT ZONE SEE ARBORIST  
 FOR MORE INFO.  
 TO REMAIN



SCHEMATIC SITE PLAN  
 1/8" = 1'-0"

**M:OME**  
 modern residential living  
 1345 JONES BLVD, SUITE 200  
 SAN FRANCISCO, CA 94103  
 WWW.M:OME.COM

**STREET LOFTS**  
 721 - 731 PINE STREET  
 El Paso de Robles, California

DATE: 11/11/11  
 DRAWN BY: J. HARRIS  
 CHECKED BY: J. HARRIS  
 PROJECT NO.: 11-0001

**PINE STREET LOFTS**  
 721 - 731 PINE STREET  
 EL PASO DE ROBLES, CA 94025

site plan  
 10.2  
 (20) PAGES MAXIMUM

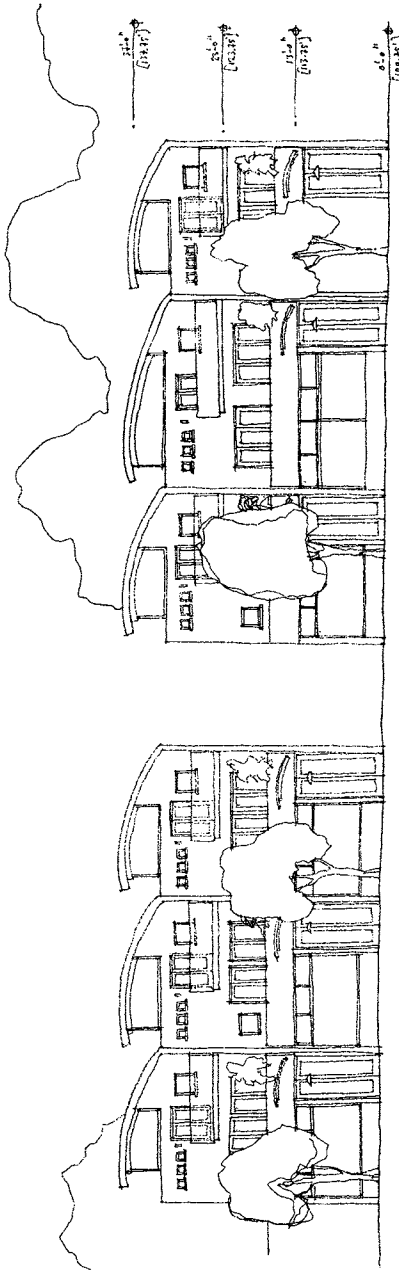
**Attachment 3  
 Site Plan**

**Attachment 4  
Elevations and Floor Plans**

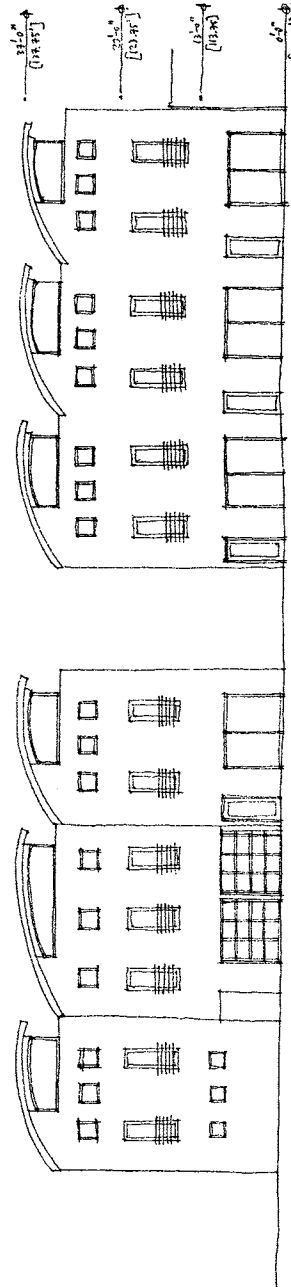
**STREET LOFTS**  
131 PINE STREET  
de Robles, California

**M:OME**  
Modern Architecture, Inc. Architects  
10000 Wilshire Blvd., Suite 1000  
Beverly Hills, CA 90210  
Tel: 310.274.1111  
www.m:ome.com

Architect's Seal



*EAST ELEVATION — PINE ST.*  
1/8" = 1'-0"



*WEST ELEVATION — PIAZZA*  
1/8" = 1'-0"

PROJECT'S NAME

DATE: 01/15/2015

PROJECT: PINE STREET LOFTS

LOCATION: 721 - 731 PINE STREET, EL PASO, TEXAS 79901

OWNER: M:OME

ARCHITECT: M:OME

SCALE: 1/8" = 1'-0"

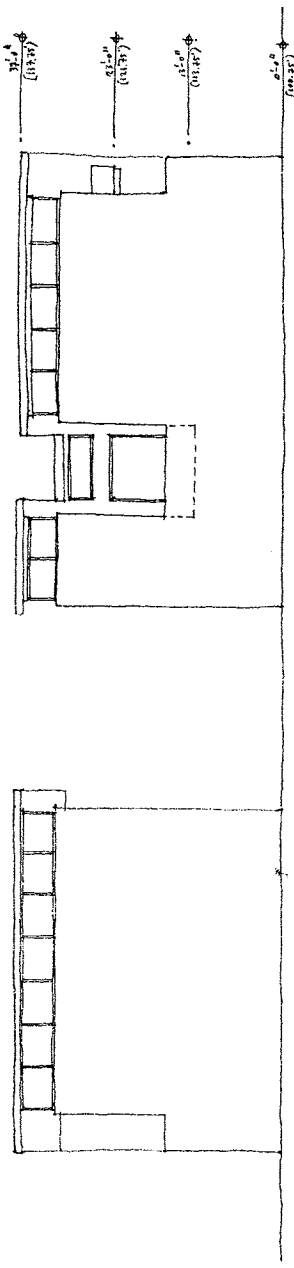
**M:OME**

1000 S. W. 10TH AVE. SUITE 100  
 MIAMI, FL 33135  
 (305) 576-1000  
 WWW.M:OME.COM

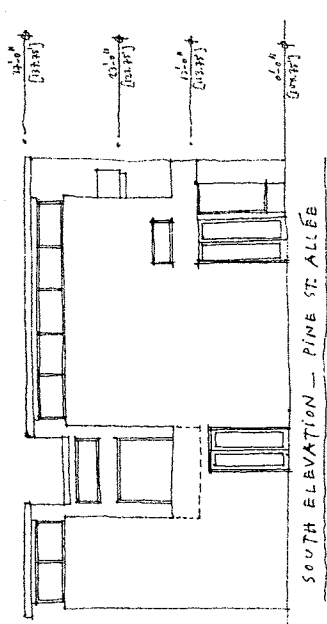
**PINE STREET LOFTS**  
 721 - 731 PINE STREET  
 EL PASO DE ROBLES, CALIFORNIA

APPLICANT/OWNER  
 WILLIAM + SHARON O'NEILL  
 300 W. CHURCH ST. SUITE 200  
 EL PASO, TEXAS 79901

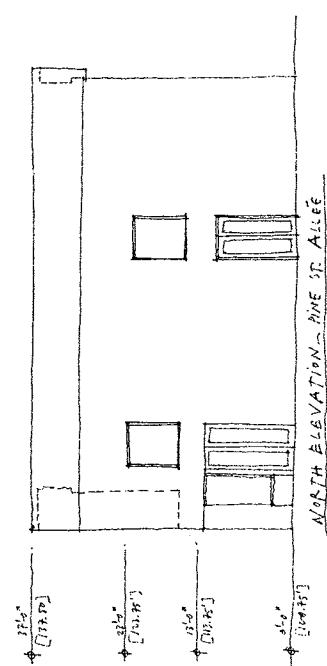
Elevations  
 A3.1



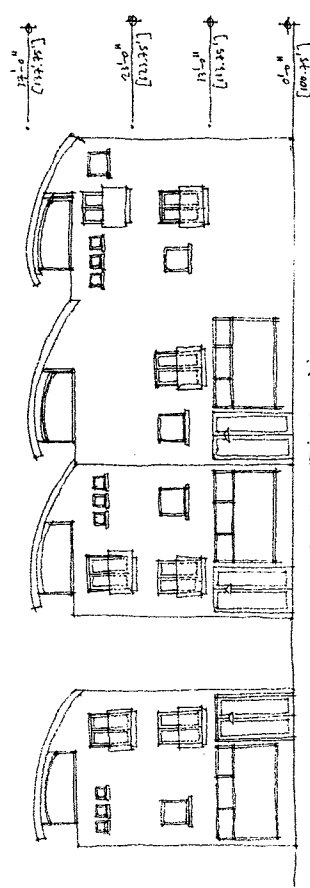
*SOUTH ELEVATION*  
 1/8" = 1'-0"



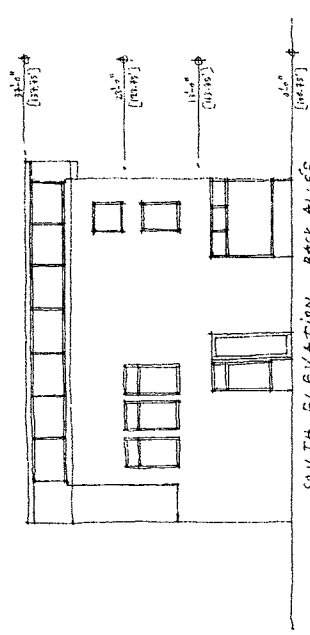
*SOUTH ELEVATION - PINE ST. ALLÉE*  
 1/8" = 1'-0"



*NORTH ELEVATION - PINE ST. ALLÉE*  
 1/8" = 1'-0"



*EAST ELEVATION - PIÑEZCA*  
 1/8" = 1'-0"



*SOUTH ELEVATION - BACK ALLÉE*  
 1/8" = 1'-0"

PROJECT'S SIZE

THESE ELEVATIONS ARE FOR INFORMATION ONLY AND DO NOT CONSTITUTE A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE JOB. ANY CHANGES TO THESE ELEVATIONS SHALL BE MADE BY A REVISION TO THE SET OF DRAWINGS.

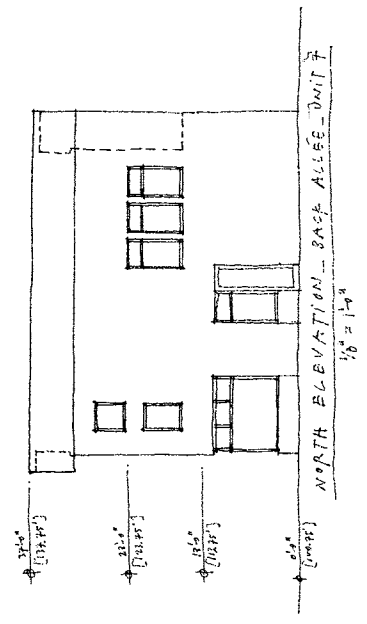
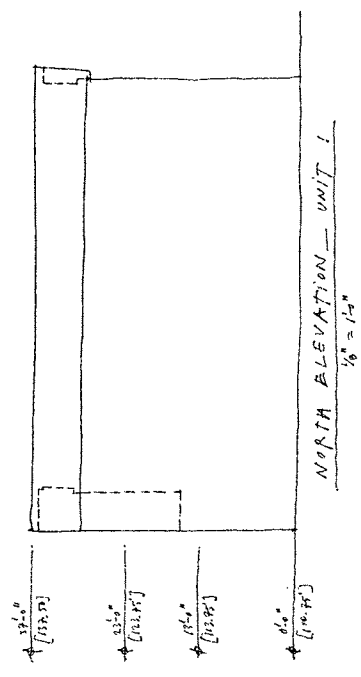
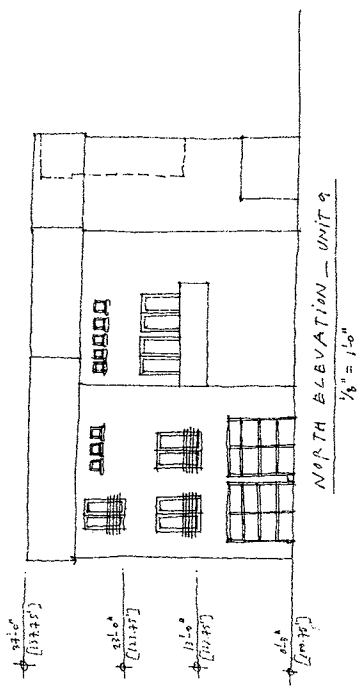
**M:OME**

Modern Outdoor Living  
 1000 Piedmont Road, Suite 100  
 San Bruno, CA 94066  
 (415) 338-8888  
 www.m:ome.com

**PINE STREET LOFTS**  
 721 - 731 PINE STREET  
 El Paso de Robles, California

10/20/2017 (REVISED)  
 Author: Thomas Ostrom  
 1000 Piedmont Road, Suite 100  
 San Bruno, CA 94066  
 (415) 338-8888

Elevations  
 A3.2



**RESOLUTION NO.**

**A RESOLUTION OF  
THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
APPROVING PLANNED DEVELOPMENT 06-020 AND VESTING TENTATIVE TRACT MAP 2904  
FOR PROPERTY LOCATED AT 721 – 731 PINE STREET  
APNs : 009-203-011, -012, AND -019, APPLICANT – WILLIAM OSTRANDER**

**WHEREAS**, PD 06-020 and VTTM 2904 has been filed by William Ostrander; and

**WHEREAS**, PD 06-020 and VTTM 2904 is an application to develop a mixed-use “live/work” project with up to 7500 s.f. of commercial space and 9 residences, where each live/work unit includes a ground floor commercial space and a residence located above it; and

**WHEREAS**, the project is consistent with the General Plan land use designation Community Commercial/Mixed Use Overlay (CC/M-U) and the Zoning district which is Highway Commercial-Planned Development/Mixed Use Overlay (C2-PD/M-U); and

**WHEREAS**, a Joint Use parking agreement to share the on-site parking spaces between daytime (commercial) uses and evening (residential) uses is appropriate for this project and will not result in negative parking impacts in the surrounding vicinity; and

**WHEREAS**, the proposed project is consistent with and supports implementation of the *2006 Paso Robles Economic Strategy* since it proposes an efficient use of land and infrastructure, and is proposed as a mixed use, compact, pedestrian oriented development near transit facilities and the downtown; and

**WHEREAS**, the site plan and architectural design of the proposed project is compatible with the Downtown Historical Design Guidelines, District B; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on February 13, 2007 on this project to accept public testimony on the Planned Development application PD 06-020 and TTM 2904; and

**WHEREAS**, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), this project is project is exempt from environmental review, per Class 32, Infill development; and

**WHEREAS**, based upon the facts and analysis presented in the staff report and the attachments thereto, the public testimony received, and subject to the Conditions of Approval listed below, the Planning Commission makes the following findings:

1. The design and intensity/density of the proposed Planned Development and Vesting Tentative Tract Map is consistent C2-PD/MU zoning district and the adopted codes, policies, standards and plans of the City, specifically the Zoning Ordinance and General Plan, and the Commission finds that an exception to the second and third story setbacks (which require the 2<sup>nd</sup> and 3<sup>rd</sup> story be set back five feet from the first floor) will not negatively affect surrounding properties and the architectural design is enhanced by not recessing the upper stories of the proposed building; and
2. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the residents and or businesses in the surrounding area, or be injurious or detrimental to property and improvements in the neighborhood or to the general

welfare of the City since the project will improve the existing quality of development on the site and neighborhood; and

3. The proposed development plan accommodates the aesthetic quality of the City as a whole, since the proposal provides for a well designed building with high quality materials, and complies with the Mixed Use and Downtown Design Guidelines; and
4. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides an appropriate visual appearance, and contributes to the mitigation of any environmental and social impacts, and incorporates “green” building site and building design technologies; and
5. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, or impact the two oak trees on site, vistas, etc.; and
6. The proposed tentative parcel map is consistent with the adopted General Plan for the City of El Paso de Robles; and
7. The design of condominium units, streets, open space, drainage, sewers, water and other improvements are consistent with the General Plan and Zoning Ordinance; and
8. The site is physically suitable for the type of development proposed; and
9. The site is physically suitable for the proposed density of development; and
10. The design of the land division is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat; and
11. The land division proposed is not likely to cause serious public health problems; and
12. The design of the land division will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision; and
13. The fulfillment of the requirements listed in the Conditions below are a necessary prerequisite to the orderly development of the site and surrounding area.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 06-020 and Vesting Tentative Tract Map 2904, subject to the following conditions:

**STANDARD CONDITIONS:**

1. This project shall comply with the checked standard Conditions of Approval, attached hereto as Exhibit “A” and incorporated herein by reference.

**SITE SPECIFIC CONDITIONS:**

**NOTE:** In the event of conflict or duplication between standard and site-specific conditions, the site-specific condition shall supersede the standard condition.

2. The project shall be constructed in substantial conformance with the Conditions of Approval established by this Resolution and it shall be constructed in substantial conformance with the following Exhibits:

<b>EXHIBIT</b>	<b>DESCRIPTION</b>
A	Standard Conditions of Approval
B	Site Plan
C	Exterior Elevations

3. This PD 06-020 and VTTM 2904 is an application to develop a mixed-use “live/work” project with up to 7500 s.f. commercial space and 9 residential condominium units as permitted in the Zoning Ordinance on the project site.
4. The project shall be designed and constructed to be in substantial conformance with the site plan and elevations approved with this resolution.
5. Approval of this project is valid for a period of two (2) years from date of approval. Unless permits have been issued and site work has begun, the approval of PD 06-020 and VTPM 2904 shall expire on March 27, 2009. The Planning Commission may extend this expiration date for an additional three (3) years if a time extension application has been filed with the City along with the fees before the expiration date.
6. Prior to issuance of certificates of use and occupancy, the property-owner or authorized agent is required to pay the City’s Development Impact Fees.
7. No underground or aboveground storage of hazardous materials shall be allowed on-site without first obtaining City approval.
8. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
9. Temporary construction noise levels in excess of 60 decibels shall be restricted to the daylight hours of 7am to 6pm. Noise levels shall be measured or monitored from site boundaries or the nearest adjoining residential use to determine compliance.
10. Use and operation of the project and its appurtenances shall be conducted in compliance with the City’s General Performance Standards for all uses (Section 21.21.040 of Chapter 21.21 Performance Standards of the City’s Zoning Ordinance).
11. Prior to occupancy, the applicant shall relocate overhead utility lines adjacent to the property underground (with the exception of 70kv transmission lines).
12. Prior to grading permit, the applicant shall provide plans for the treatment of storm water leaving the site.
13. In compliance with the City Zoning Ordinance, the parking requirement for this project is 33 parking spaces. The applicant shall provide 22 parking spaces onsite, and shall be approved for a Joint Use parking agreement for the remaining 11 parking spaces by the Planning Commission.
14. The applicant shall take the steps necessary to annex to or form a City Community Facilities District (CFD) in order to provide funding for City services for each new parcel or dwelling unit in the proposed development. The agreement to form or annex to a CFD shall be in a manner to be approved by the City Attorney. Participation in a City CFD for services is intended to fully mitigate the incremental impact of new residential development on City services.

In order to insure that there is adequate and consistent funding to provide for City services in a manner reflective of adopted General Plan standards, it is necessary to provide a “fall back” funding mechanism in case, for any reason, it is not possible to annex to or form a CFD that would fully mitigate the incremental fiscal impacts on City services. A fall back funding mechanism is also needed if a CFD is formed and for whatever reason the CFD is invalidated or otherwise is incapable of meeting its intended purpose of fully mitigating the impacts of new residential development on City services.

In order to insure that there is an alternative form of fiscal mitigation, prior to final approval of any project creating additional residential lots or dwelling units, the property owner shall agree, in a manner subject to approval by the City Attorney, to provide for alternative means of fiscal mitigation. The alternative means of fiscal mitigation could include, but would not be limited to, equivalent services being provided by a Homeowners Association, a perpetual endowment to cover the incremental costs of City services (including a CPI adjustment), a City road maintenance assessment district, or a combination of such tools to insure full fiscal mitigation of impacts to City services.

16. The project shall be in compliance the following recommendations of the San Luis Obispo County Air Pollution Control District so as to minimize creation of fugitive dust and other emission resulting from use of construction equipment as follows:

**CONSTRUCTION PHASE MITIGATION:**

**Dust Control Measures**

Construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. Dust complaints could result in a violation of the District's 402 "Nuisance" Rule. Due to this project's proximity to neighboring commercial uses the APCD conditions this project to comply with all applicable air quality regulations pertaining to the control of fugitive dust (PM10) as contained in section 6.5 of the Air Quality Handbook. **All site grading and demolition plans noted shall list the following regulations:**

- a. Reduce the amount of the disturbed area where possible.
- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible.
- c. All dirt stock pile areas should be sprayed daily as needed.
- d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities.
- e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating native grass seed and watered until vegetation is established.
- f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.
- g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
- h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
- i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.
- j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.
- k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.



All PM10 mitigation measures required should be shown on grading and building plans. In addition, the contractor or builder should designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. **The name and telephone number of such persons shall be provided to the APCD prior to land use clearance for map recordation and finished grading of the area.**

#### Naturally Occurring Asbestos

The project site is located in a candidate area for Naturally Occurring Asbestos (NOA), which has been identified as a toxic air contaminant by the California Air Resources Board (ARB). Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to any grading activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA is present within the area that will be disturbed.** If NOA is not present, an exemption request must be filed with the District (see Attachment 1). If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. Please refer to the APCD web page at <http://www.slocleanair.org/business/asbestos.asp> for more information or contact Karen Brooks of our Enforcement Division at 781-5912.

#### Permits

Based on the information provided, we are unsure of the types of equipment that may be present at the site. Portable equipment used during construction activities may require California statewide portable equipment registration (issued by the California Air Resources Board) or a District permit. Operational sources, such as back up generators, may also require APCD permits. **To minimize potential delays, prior to the start of the project, please contact David Dixon of the District's Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.**

#### **OPERATIONAL PHASE MITIGATION:**

The APCD staff considered the operational impact of this commercial development by running the URBEMIS 2002 computer model, a tool for estimating vehicle travel, fuel use and the resulting emissions related to this project's land uses. This indicated that operational phase impacts will not likely be more than the APCD's CEQA Tier I significance threshold value of 10 lbs/day for nitrogen oxides (NOx), Reactive Organic Gases (ROG) and Particulate Matter (PM10). However, the following measures are recommended for this project.

#### Standard Mitigation Measures (Include all standard mitigation measures below)

- Provide on-site bicycle parking. One bicycle parking space for every 10 car parking spaces is considered appropriate.
- Increase the building energy efficiency rating by 10% above what is required by Title 24 requirements. This can be accomplished in a number of ways (increasing attic, wall, or floor insulation, installing double pane windows, using efficient interior lighting, etc.).

#### Energy Efficiency Measures

- Use roof material with a solar reflectance value meeting the EPA/DOE Energy Star® rating to reduce summer cooling needs.
- Install door sweeps or weather stripping if more energy efficient doors and windows are not available.

#### **OPERATIONAL PERMIT REQUIREMENTS & MIXED USE INCOMPATIBILITY:**

Based on the information provided, we are unsure of the types of equipment that may be present at the site. Operational source may require APCD permits. The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to page A-5 in the District's CEQA Handbook.

- Portable generators and equipment with engines that are 50 hp or greater;
- Electrical generation plants or the use of standby generator;
- Food and beverage preparation (primarily coffee roasters);
- Dry cleaning;
- Boilers; and
- IC Engines.

As individual project move forward it is important to keep in mind that some uses may not be compatible and could result in potential nuisance problems (i.e. odors and/or dust). The following uses could be problematic if residential quarters are included in the same building and could require an APCD permit.

- Nail Salons;
- Dry-cleaners;
- Coffee roasters;
- Furniture refurbishing/refinishing; and
- Any type of spray paint operation.

17. All lighting shall be shielded and downcast to reduce light and glare spillage onto adjacent properties in compliance with City codes.
18. All pervious concrete work shall be in accordance with specifications approved by the City Engineer.
19. The applicant shall establish a Home Owners Association and record CC&Rs with TTM 2904 establishing site maintenance requirements for all common site facilities including building exteriors, lighting, trash enclosure, parking areas, common open space and landscaping, irrigation and other site amenities.
20. The applicant shall record a permanent reciprocal access and parking agreement with the Final Map in favor of all 9 condominium units.
21. The applicant shall submit a sign program that is in compliance with provisions in the sign ordinance and provides a unified sign design program that compliments and is coordinated with the architectural design and materials used in the buildings.
22. Although the project has been modified to reduce potential impacts to the two oak trees on the site so that no structures are proposed within the Critical Root Zone of the oak trees (only parking spaces), the applicant shall submit a revised Arborist Report prior to issuance of any grading or building permits that reflects the revised site plan. All other general oak tree protection measures recommended by the project Arborist shall apply, as follows:
  - It is the responsibility of the **owner or project manager** to provide a copy of this tree protection plan to any and all contractors and subcontractors that work within the critical root zone of any native tree and confirm they are trained in maintaining fencing, protecting root zones and conforming to all tree protection goals. It is highly recommended that each contractor sign and acknowledge this tree protection plan.

- Any future changes (within the critical root zone) in the project will need Project Arborist review and implementation of potential mitigation measures before any said changes can proceed.
- **Fencing:** The proposed fencing shall be shown in orange ink on the grading plan. It must be a minimum of 4' high chain link, snow or safety fence staked (with t posts 8 feet on center) at the edge of the critical root zone or line of encroachment for each tree or group of trees. The fence shall be up before any construction or earth moving begins. The owner shall be responsible for maintaining an erect fence throughout the construction period. The arborist(s), upon notification, will inspect the fence placement once it is erected. After this time, fencing shall not be moved without arborist inspection/approval. If the orange plastic fencing is used, a minimum of four zip ties shall be used on each stake to secure the fence. All efforts shall be made to maximize the distance from each saved tree. Weather proof signs shall be permanently posted on the fences every 50 feet, with the following information:

<p style="text-align: center;"><b>Tree Protection Zone</b>          No personnel, equipment,          materials, and vehicles are          allowed          Do not remove or re-position          this fence without calling:          A &amp; T Arborists          434-0131</p>
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- **Soil Aeration Methods:** Soils within the critical root zone that have been compacted by heavy equipment and/or construction activities must be returned to their original state before all work is completed. Methods include water jetting, adding organic matter, and boring small holes with an auger (18" deep, 2-3' apart with a 2-4" auger) and the application of moderate amounts of nitrogen fertilizer. The arborist(s) shall advise.
- **Chip Mulch:** All areas within the critical root zone of the trees that can be fenced shall receive a 4-6" layer of chip mulch to retain moisture, soil structure and reduce the effects of soil compaction.
- **Trenching Within Critical Root Rone:** All trenching within the critical root zone of native trees shall be **hand dug**. All major roots shall be avoided whenever possible. All exposed roots larger than 1" in diameter shall be clean cut with sharp pruning tools and not left ragged. A **Mandatory** meeting between the arborists and grading contractor(s) must take place prior to work start.
- **Grading Within The Critical Root Zone:** Grading should not encroach within the critical root zone unless authorized. Grading should not disrupt the normal drainage pattern around the trees. Fills should not create a ponding condition and excavations should not leave the tree on a rapidly draining mound.

- **Exposed Roots:** Any exposed roots shall be re-covered the same day they were exposed. If they cannot, they must be covered with burlap or another suitable material and wetted down 2x per day until re-buried.
- **Equipment Operation:** Vehicles and all heavy equipment shall not be driven under the trees, as this will contribute to soil compaction. Also there is to be no parking of equipment or personal vehicles in these areas. All areas behind fencing are off limits unless pre-approved by the arborist.
- **Existing Surfaces:** The existing ground surface within the critical root zone of all oak trees shall not be cut, filled, compacted or pared, unless shown on the grading plans **and** approved by the arborist.
- **Construction Materials and Waste:** No liquid or solid construction waste shall be dumped on the ground within the critical root zone of any native tree. The critical root zone areas are not for storage of materials either.
- **Arborist Monitoring:** An arborist shall be present for selected activities (trees identified on spreadsheet and items bulleted below). The monitoring does not necessarily have to be continuous but observational at times during these activities. It is the responsibility of the **owner(s) or their designee** to inform us prior to these events so we can make arrangements to be present. All monitoring will be documented on the field report form which will be forwarded to the project manager and the City of Paso Robles Planning Department.
  - • pre-construction fence placement inspection
  - • all grading and trenching identified on the spreadsheet
  - • any other encroachment the arborist feels necessary
- **Pre-Construction Meeting:** An on-site pre-construction meeting with the Arborist(s), Owner(s), Planning Staff, and the earth moving team shall be required for this project. Prior to final occupancy, a letter from the arborist(s) shall be required verifying the health/condition of all impacted trees and providing any recommendations for any additional mitigation. The letter shall verify that the arborist(s) were on site for all grading and/or trenching activity that encroached into the critical root zone of the selected native trees, and that all work done in these areas was completed to the standards set forth above.
- **Pruning :** Class 1 pruning has emphasis on aesthetics, removal of dead, dying, decaying weak branches and selective thinning to lesson wind resistance. Class 2 pruning is recommended where aesthetic conditions are secondary to structural integrity and tree health concerns. It shall consist of removal of dead, dying, decaying, interfering, obstructing and weak branches as well as selective thinning to lesson wind resistance. Class 4 pruning includes-Crown reduction pruning shall

consist of reduction of tops, sides or individual limbs. A trained arborist shall perform all pruning. No pruning shall take more than 25% of the live crown of any native tree. Any trees that may need pruning for road/home clearance shall be pruned **prior** to any grading activities to avoid any branch tearing.

- **Landscape:** All landscape within the critical root zone shall consist of drought tolerant or native varieties. Lawns shall be avoided. All irrigation trenching shall be routed around critical root zones, otherwise above ground drip-irrigation shall be used. It is the owner's responsibility to notify the landscape contractor regarding this mitigation. For this site it is strongly recommended that drought tolerant native landscape is used with the approval of the arborist. This includes all city sidewalk/greenbelt areas.
- **Utility Placement:** All utilities, sewer and storm drains shall be placed down the roads and driveways and when possible outside of the critical root zones. The arborist shall supervise trenching within the critical root zone. **All trenches in these areas shall be exposed by air spade or hand dug with utilities routed under/over roots larger than 3 inches in diameter.**
- **Fertilization and Cultural Practices:** As the project moves toward completion, the arborist(s) may suggest either fertilization and/or mycorrhiza applications that will benefit tree health. Mycorrhiza offers several benefits to the host plant, including faster growth, improved nutrition, greater drought resistance, and protection from pathogens.

#### **ENGINEERING CONDITIONS**

23. Prior to occupancy, the applicant shall reconstruct curb, gutter and sidewalk on Pine Street in accordance with City West Side Standard A-12 adjacent to the frontage of the project. All improvements shall be in accordance with plans approved by the City Engineer and parkway landscape plans approved by the Planning Division.
24. Prior to sewer connection, the applicant shall verify that the existing sewer line in the alley is adequate to serve the project.
25. Prior to occupancy, the applicant shall relocate all overhead utilities adjacent to the project on the alley, underground.
26. Prior to occupancy, decorative street lights shall be placed on Pine Street in accordance with plans approved by the City Engineer and specifications provided by PG and E.

#### **EMERGENCY SERVICES CONDITIONS**

27. Building permits shall not be issued until the water system, including hydrants, has been tested and accepted and a based access road installed sufficient to support the City's fire apparatus (HS-20 Truck Loading). The access road shall be kept clear to a minimum of 24 feet at all times and shall be extended to each lot and shall be maintained to provide all weather driving conditions.

28. No building shall be occupied until all improvements are completed and accepted by the City for maintenance.
29. Provisions shall be made to update Emergency Service's Run Book
30. Provide fire sprinkler systems for all buildings greater than five thousand (5,000) square feet.
31. Prior to the start of construction, documentation shall be submitted to Emergency Services showing that required fire flows can be provided to meet all project demands.

PASSED AND ADOPTED THIS 27<sup>th</sup> day of March, 2007 by the following Roll Call Vote:

AYES: Commissioners –  
NOES: Commissioners –  
ABSENT: Commissioners –  
ABSTAIN: Commissioners –

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CHAIRMAN HOLSTINE

ATTEST:

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RON WHISENAND, PLANNING COMMISSION SECRETARY

**EXHIBIT A OF RESOLUTION**

**CITY OF EL PASO DE ROBLES STANDARD DEVELOPMENT CONDITIONS  
FOR PLANNED DEVELOPMENTS / CONDITIONAL USE PERMITS**

PROJECT #: PD 06-020

APPROVING BODY: PLANNING COMMISSION

DATE OF APPROVAL: MARCH 27, 2007

APPLICANT: OSTRANDER

LOCATION: 721-731 PINE STREET

The following conditions that have been checked are standard conditions of approval for the above referenced project. The checked conditions shall be complied with in their entirety before the project can be finalized, unless otherwise specifically indicated. In addition, there may be site specific conditions of approval that apply to this project in the resolution.

**COMMUNITY DEVELOPMENT DEPARTMENT - The applicant shall contact the Community Development Department, (805) 237-3970, for compliance with the following conditions:**

**A. GENERAL CONDITIONS:**

- 1. This project approval shall expire on March 27, 2009 (See Planned Development Approval Resolution) unless a time extension request is filed with the Community Development Department prior to expiration.
- 2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Planned Development process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
- 3. Prior to occupancy, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
- 4. Any site specific condition imposed by the Planning Commission in approving this project may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the

(Adopted by Planning Commission Resolution 94-038)

public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.

- 5. This project is subject to the California Environmental Quality Act (CEQA) which requires the applicant submit a \$25.00 filing fee for the Notice of Determination payable to "County of San Luis Obispo". The fee should be submitted to the Community Development Department within 24 hours of project approval which is then forwarded to the San Luis Obispo County Clerk. Please note that the project may be subject to court challenge unless the required fee is paid.
- 6. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.
- 7. All signs shall be subject to review and approval as required by Municipal Code Section 21.19 and shall require a separate application and approval prior to installation of any sign.
- 8. All outdoor storage shall be screened from public view by landscaping and walls or fences per Section 21.21.110 of the Municipal Code.
- 9. All trash enclosures shall be constructed of decorative masonry block compatible with the main buildings. Gates shall be view obscuring and constructed of durable materials such as painted metal or chain link with plastic slatting.
- 10. All existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the use of decorative walls and/or landscaping subject to approval by the Community Development Director or his designee. Details shall be included in the building plans.
- 11. All existing and/or new roof appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or his designee. Details shall be included in the building plans.
- 12. All existing and/or new lighting shall be shielded so as to be directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. The style, location and height of the lighting fixtures shall be submitted with the building plans and shall be subject to approval by the Community Development Director or his designee.

(Adopted by Planning Commission Resolution 94-038)



- 13. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- 14. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- 15. The following areas shall be placed in the Landscape and Lighting District:

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The developer shall install all improvements and landscape areas. City acceptance on behalf of the Landscape and Lighting District shall be subject to the approval of the Public Works Street Department (237-3864).

- 16. All parking lot landscape planters shall have a minimum outside dimension of six feet and shall be separated from parking and driving areas by a six inch high solid concrete curb.
- 17. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:

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- 18. It is the property owner's responsibility to insure that all construction of private property improvements occur on private property. It is the owner's responsibility to identify the property lines and insure compliance by the owner's agents.

**B. THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**

- 1. Two sets of the revised Planning Commission approved plans incorporating all Conditions of Approval, standard and site specific, shall be submitted to the Community Development Department prior to the issuance of building permits.

- 2. Prior to the issuance of building permits, the
  - Development Review Committee shall approve the following:
  - Planning Division Staff shall approve the following:
    - a. A detailed site plan indicating the location of all structures, parking layout, outdoor storage areas, walls, fences and trash enclosures;
    - b. A detailed landscape plan;
    - c. Detailed building elevations of all structures indicating materials, colors, and architectural treatments;
    - d. Other: See PD 00-023 Resolution for specific DRC review requirements.
- 3. The applicant shall meet with the City's Crime Prevention Officer prior to the issuance of building permits for recommendations on security measures to be incorporated into the design of the structures to be constructed. The applicant is encouraged to contact the Police Department at (805) 237-6464 prior to plan check submittal.

**C. THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO OCCUPANCY:**

- 1. Occupancy of the facility shall not commence until such time as all Uniform Building Code and Uniform Fire Code regulations have been complied with. Prior to occupancy, plans shall be submitted to the Paso Robles Fire Department and the Building Division to show compliance. The building shall be inspected by the appropriate department prior to occupancy.
- 2. All public or private manufactured slopes located adjacent to public right-of-ways on property in excess of six (6) feet in vertical height and of 2.5:1 or greater slope shall be irrigated and landscaped for erosion control and to soften their appearance as follows: one 15-gallon tree per each 250 square feet of slope area, one 1-gallon or larger size shrub per each 100 square feet of slope area, and appropriate ground cover. Trees and shrubs shall be staggered in clusters to soften and vary the slope plane. Slope planting shall include a permanent irrigation system be installed by the developer prior to occupancy. In lieu of the above planting ratio, the applicant may submit a slope planting plan by a licensed landscape architect or contractor providing adequate landscaping, erosion control and slope retention measures; the slope planting plan is subject to approval by the Development Review Committee. Hydroseeding may be considered on lots of 20,000 square feet or greater.

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(Adopted by Planning Commission Resolution 94-038)

**PUBLIC WORKS DEPARTMENT - The applicant shall contact the Engineering Division, (805) 237-3860, for compliance with the following conditions:**

APPLICANT: OSTRANDER PREPARED BY: JF  
REPRESENTATIVE: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_  
PROJECT: PD 06-020 TO PLANNING: \_\_\_\_\_

All conditions marked are applicable to the above referenced project for the phase indicated.

**D. PRIOR TO ANY PLAN CHECK:**

- 1. The applicant shall enter into an Engineering Plan Check and Inspection Services Agreement with the City.

**E. PRIOR TO ISSUANCE OF A GRADING PERMIT:**

- 1. Prior to approval of a grading plan, the developer shall apply through the City, to FEMA and receive a Letter of Map Amendment (LOMA) issued from FEMA. The developer's engineer shall provide the required supporting data to justify the application.
- 2. The proposed structures and grading shall not encroach into the 100-year floodway as specified in Municipal Code Chapter 21.14 "Flood Damage Prevention Regulations".
- 3. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No. 553, Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to removal.
- 4. A complete grading and drainage plan prepared by a registered civil engineer shall be included with the improvement plans. Drainage calculations shall be submitted, with provisions made for on-site detention/ retention if adequate disposal facilities are not available, as determined by the City Engineer.

- 5. A Preliminary Soils and/or Geology Report shall be prepared by a registered engineer for the property to determine the presence of expansive soils or other soils problems and shall make recommendations regarding grading of the proposed site.

**F. PRIOR TO ANY SITE WORK:**

- 1. All off-site public improvement plans shall be prepared by a registered civil engineer and shall be submitted to the City Engineer for review and approval. The improvements shall be designed and placed to the Public Works Department Standards and Specifications.
- 2. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility, together with the improvement plans. The composite utility plan shall also be signed by the Water, Fire, Wastewater, and Street Division heads.
- 3. Any grading anticipated during the rainy season (October 15 to April 15) will require the approval of a Construction Zone Drainage and Erosion Control Plan to prevent damage to adjacent property. Appropriateness of areas shall be subject to City Engineer approval.
- 4. Any construction within an existing street shall require a Traffic Control Plan. The plan shall include any necessary detours, flagging, signing, or road closures requested. Said plan shall be prepared and signed by a registered civil or traffic engineer.
- 5. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require a signature of approval by the Department of Public Works, Street Superintendent and the Community Development Department.
- 6. The owner shall offer to dedicate and improve the following street(s) to the standard indicated:

<u>Pine Street</u>	<u>Westside</u>	<u>A-12</u>
Street Name	City Standard	Standard Drawing No.

- 7. The owner shall offer to dedicate to the City the following easement(s). The location and alignment of the easement(s) shall be to the description and satisfaction of the City Engineer:
  - a. Public Utilities Easement;

(Adopted by Planning Commission Resolution 94-038)

- b. Water Line Easement;
- c. Sewer Facilities Easement;
- d. Landscape Easement;
- e. Storm Drain Easement.

**G. PRIOR TO ISSUANCE OF A BUILDING PERMIT:**

- 1. A final soils report shall be submitted to the City prior to the final inspection and shall certify that all grading was inspected and approved, and that all work has been done in accordance with the plans, preliminary report, and Chapter 70 of the Uniform Building Code.
- 2. The applicants civil and soils engineer shall submit a certification that the rough grading work has been completed in substantial conformance to the approved plans and permit.
- 3. When retaining walls are shown on the grading plan, said walls shall be completed before approval of the rough grade, and prior to issuance of any building permits, unless waived by the Building Official and the City Engineer.
- 4. All property corners shall be staked for construction control, and shall be promptly replaced if destroyed.
- 5. Building permits shall not be issued until the water system has been completed and approved, and a based access road installed sufficient to support the City's fire trucks per Fire Department recommendation.
- 6. The developer shall annex to the City's Landscape and Lighting District for payment of the operating and maintenance costs of the following:
  - a. Street lights;
  - b. Parkway and open space landscaping;
  - c. Wall maintenance in conjunction with landscaping;
  - d. Graffiti abatement;
  - e. Maintenance of open space areas.
- 7. Prior to the issuance of a Building Permit for a building within Flood Insurance Rate Map (FIRM) - in zones A1-A30, AE, AO, AH, A, V1-V30, VE and V - the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance Program. This form must be completed by a land surveyor, engineer or architect licensed in the State of California.
- 8. Prior to the issuance of a Building Permit for a building within Flood Insurance Rate

(Adopted by Planning Commission Resolution 94-038)

Map (FIRM) in zones A1-A30, AE, AO, AH, A, V1-V30, VE and V, the developer shall provide a Flood Proofing Certificate in accordance with the National Insurance Program. This form must be completed by a land surveyor, engineer or architect licensed in the State California.

**H. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:**

- 1. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services and any outstanding annexation fees.
- 2. No buildings shall be occupied until all public improvements are completed and approved by the City Engineer, and accepted by the City Council.
- 3. All final property corners and street monuments shall be installed before acceptance of the public improvements.
- 4. All top soil removed shall be stockpiled and evenly distributed over the slopes and lots upon completion of rough grading to support hydroseeding and landscaping. All slope areas shall be protected against erosion by hydroseeding or landscaping.
- 5. The applicant shall install all street names, traffic signs and traffic striping as directed by the City Engineer.
- 6. If the adjoining existing City street is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall remove the entire roadway and replace it with a minimum full half-width street plus a 12' wide travel lane and 8' wide graded shoulder adequate to provide for two-way traffic. (A finding of "rough proportionality" has been made in the resolution for this condition).
- 7. If the development includes a phased street construction along the project boundary for future completion by the adjacent property owner, the applicant shall provide a minimum half-width street plus a 12' wide travel lane and 4' wide graded shoulder adequate for two-way traffic. (A finding of "rough proportionality" has been made in the resolution for this condition).
- 8. When the project fronts on an existing street, the applicant shall pave-out from the proposed curb to the edge of pavement if the existing pavement section is adequate, and shall feather the new paving out to the centerline for a smooth transition. If the existing pavement is inadequate, the roadway shall be replaced to centerline and the remaining pavement shall be overlaid. (A finding of "rough proportionality" has been made in the resolution for this condition).

(Adopted by Planning Commission Resolution 94-038)

- 9. Any utility trenching in existing streets shall be overlaid to restore a smooth riding surface as required by the City Engineer. Boring and jacking rather than trenching may be required on newly constructed or heavily traveled City streets.
- 10. The applicant shall install all utilities (sewer, water, gas, electricity, cable TV and telephone) underground (as shown on the composite utility plan). Street lights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the project shall be relocated underground except for electrical lines 77 kilovolts or greater. All utilities shall be extended to the boundaries of the project. All underground construction shall be completed and approved by the public utility companies, and the subgrade shall be scarified and compacted, before paving the streets.
- 11. Prior to paving any street the water and sewer systems shall successfully pass a pressure test. The sewer system shall also be tested by a means of a mandrel and video inspection with a copy of the video tape provided to the City. No paving shall occur until the City has reviewed and viewed the sewer video tape and has determined that the sewerline is acceptable. Any repair costs to the pipeline including trench paving restoration shall be at the developer's expense.
- 12. A blackline clear Mylar (0.4 MIL) copy and a blueline print of as-built improvement plans, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. A reduced copy (i.e. 1" = 100') of the composite utility plan shall be provided to update the City's Atlas Map.
- 13. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood gypsum board, etc.) and removed from the project in accordance with the City's Source Reduction and Recycling Element.

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**PASO ROBLES FIRE DEPARTMENT - The applicant shall contact the Fire Department, (805) 237-3973, for compliance with the following conditions:**

**I. GENERAL CONDITIONS**

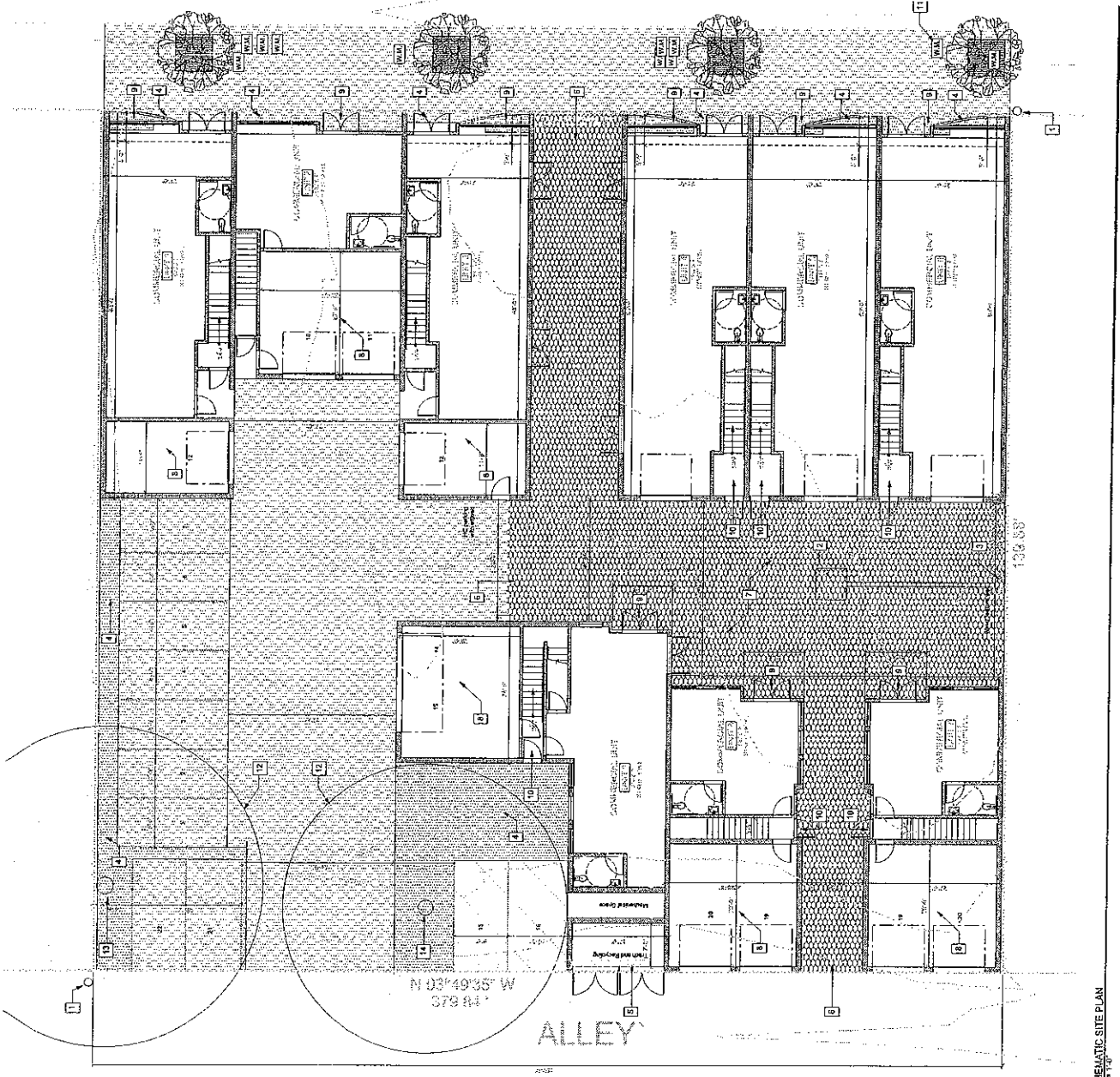
- 1. Fire hydrants shall be installed at intervals as required by the Fire Chief and City Engineer. The maximum spacing for single family residential shall be 500 feet. The maximum spacing for multi-family and commercial/ residential shall be 300 feet. On-site hydrants shall be placed as required by the Fire Chief.
- 2. Building permits shall not be issued until the water system, including hydrants, has been tested and accepted and a based access road installed sufficient to support the City's fire apparatus (HS-20 truck loading). The access road shall be kept clear to a minimum of 24 feet at all times and shall be extended to each lot and shall be maintained to provide all weather driving conditions.
- 3. No buildings shall be occupied until all improvements are completed and accepted by the City for maintenance.
- 4. If the development includes phased street construction, temporary turn-arounds shall be provided for streets that exceed 150 feet in length. The temporary turn around shall meet City requirements as set forth in the Public Works Department Standards and Specifications.
- 5. All open space areas to be dedicated to the City shall be inspected by the Fire Department prior to acceptance. A report shall be submitted recommending action needed for debris, brush and weed removal and tree trimming. The developer shall clean out all debris, dead limbs and trash from areas to be recorded as open space prior to acceptance into a Benefit Maintenance District.
- 6. Any open space included in a private development shall be subject to the approval of a vegetation management plan approved by the Fire Chief.
- 7. Each tract or phase shall provide two sources of water and two points of access unless otherwise determined by the Fire Chief and Public Works Director.
- 8. Provisions shall be made to update the Fire Department Run Book.

(Adopted by Planning Commission Resolution 94-038)



PINE STREET

**Exhibit B  
 Site Plan**



**PLAN REFERENCE NOTES**

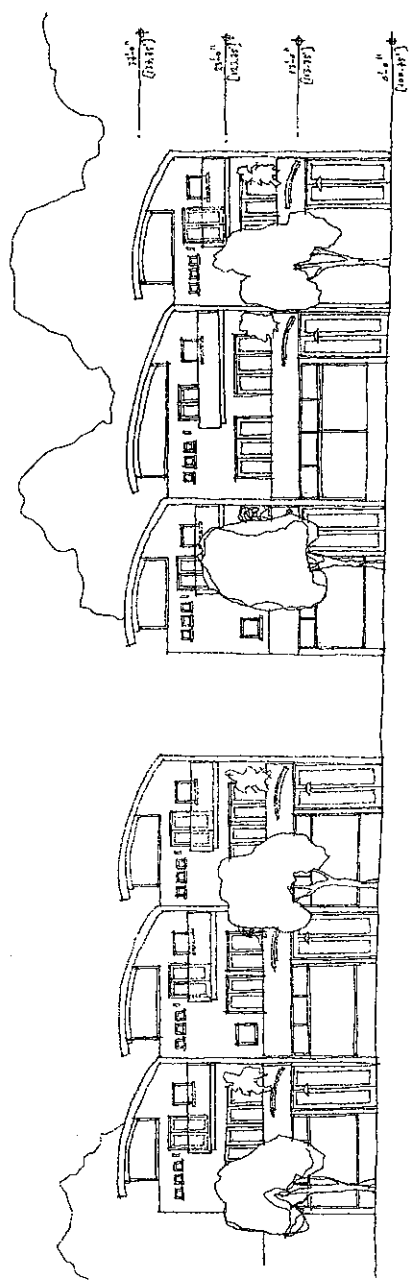
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Exhibit C  
Elevations

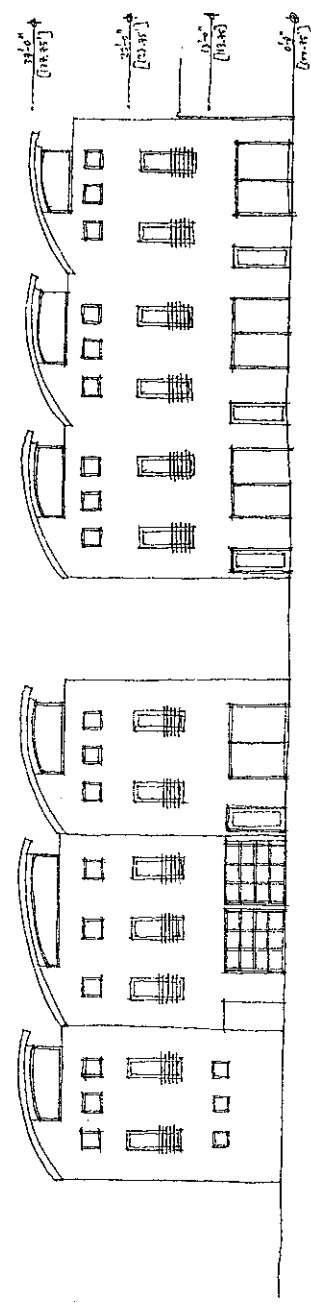
STREET LOFTS  
731 PINE STREET  
So de Robles, California

M:OME  
ARCHITECTS INC  
1000 PINE STREET  
SAN FRANCISCO, CA 94109  
415.774.1000  
www.m:ome.com

architect's seal



EAST ELEVATION — PINE ST.  
1/8" = 1'-0"



WEST ELEVATION — PLAZA  
1/8" = 1'-0"

PROJECT: 100  
 DATE: 10/10/10  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

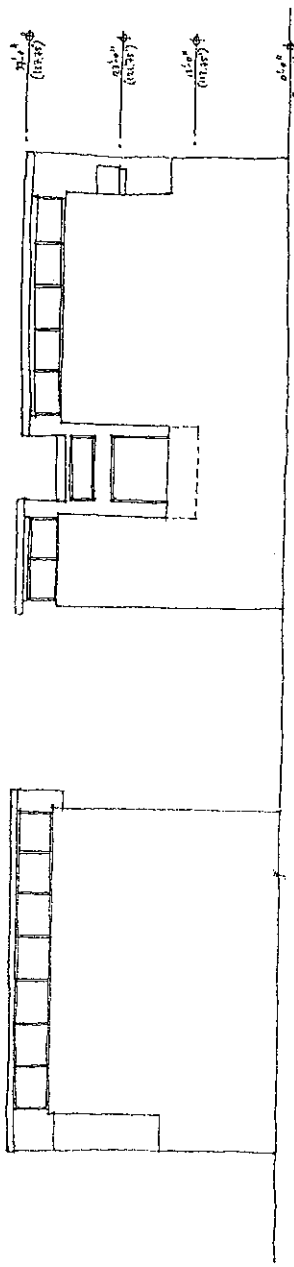
**M:OME**  
 721 - 731 PINE STREET  
 EL PASO DE ROBLES, CALIFORNIA

**M:OME**  
 721 - 731 PINE STREET  
 EL PASO DE ROBLES, CALIFORNIA

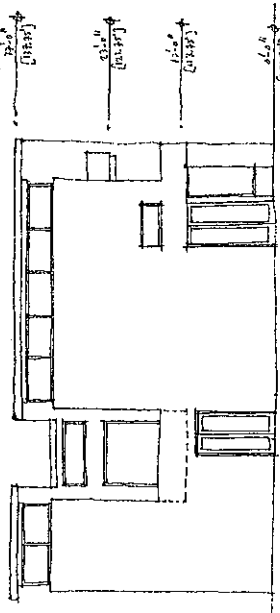
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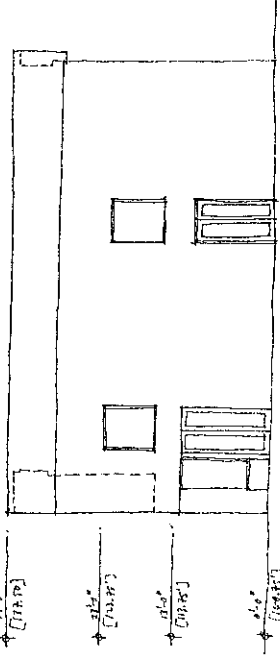
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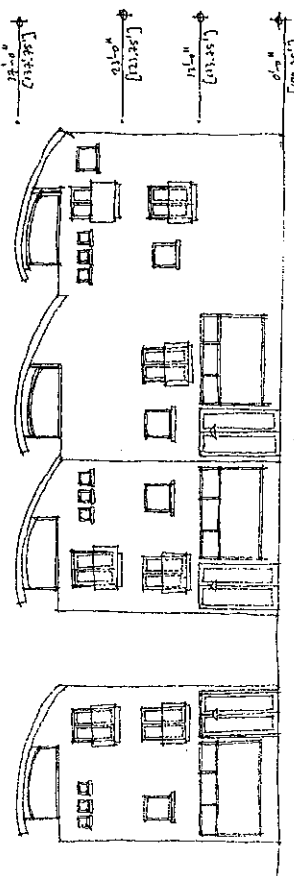
SOUTH ELEVATION  
 $\frac{1}{8}'' = 1'-0''$



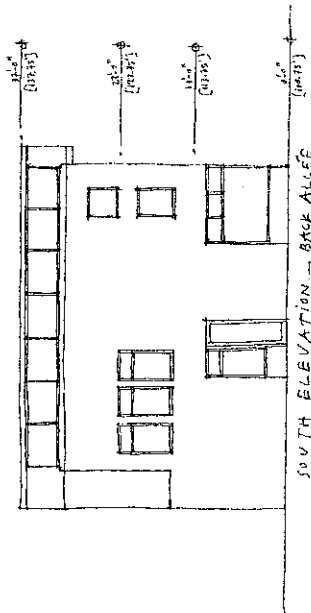
SOUTH ELEVATION - PINE ST. ALLÉE  
 $\frac{1}{8}'' = 1'-0''$



NORTH ELEVATION - PINE ST. ALLÉE  
 $\frac{1}{8}'' = 1'-0''$



EAST ELEVATION - PLAZA  
 $\frac{1}{8}'' = 1'-0''$



SOUTH ELEVATION - BACK ALLÉE  
 $\frac{1}{8}'' = 1'-0''$

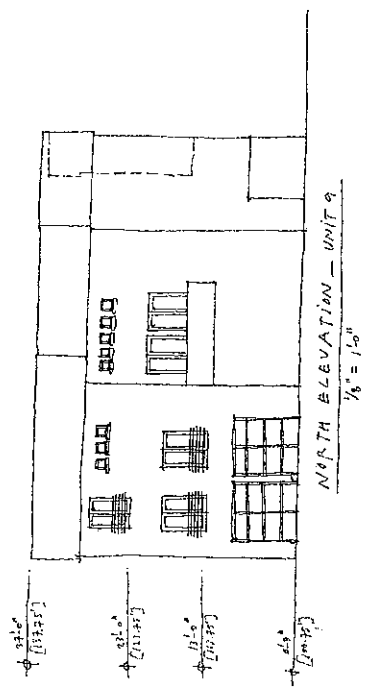
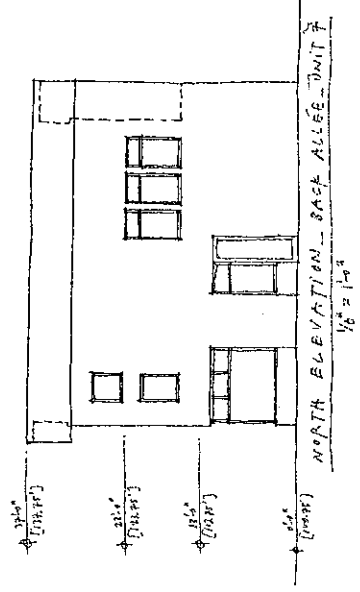
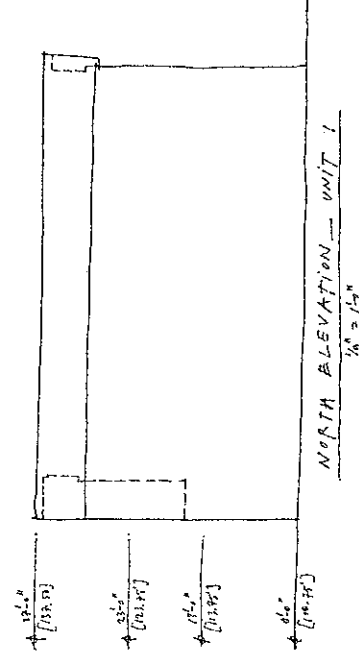
M:OME  
 ARCHITECTURE INC.  
 1000 PINE STREET, SUITE 200  
 SAN FRANCISCO, CA 94109  
 TEL: 415.774.4444  
 WWW.M:OMEARCHITECTURE.COM

PINE STREET LOFTS  
 721 - 731 PINE STREET  
 EL PASO DE ROBLES, CALIFORNIA

SCALE: 1/8" = 1'-0"  
 NORTH ELEVATION - UNIT 1

SCALE: 1/8" = 1'-0"  
 NORTH ELEVATION - BACK ALLEY - UNIT 7

Elevations  
 A3.2



PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL  
PROJECT NOTICING

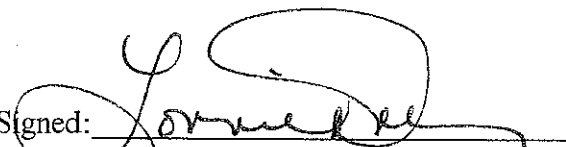
Newspaper: Tribune

Date of Publication: January 31, 2007

Meeting Date: February 13, 2007  
(Planning Commission)

Project: Planned Development 06-020  
and Tentative Tract Map 2904  
(Ostrander)

I, Lonnie Dolan, employee of the Community Development Department, Planning Division, of the City of El Paso de Robles, do hereby certify that this notice is a true copy of a published legal newspaper notice for the above named project.

Signed:   
Lonnie Dolan

forms\newsaffi.691

**CITY OF EL PASO DE ROBLES**  
**NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing on Tuesday, February 13, 2007, at 7:30 p.m. at the City of El Paso de Robles, 1000 Spring Street, Paso Robles, California, in the City Council Chambers, to consider the following project:

Planned Development 06-020 and Tentative Tract Map 2904 to create 9 live/work units. This request is filed by Bill Ostrander for property located at 724 - 731 Pine Street (APNs 009-203-011, -012, -019). The project is in the Commercial/Light Industrial Planned Development (C-3-PD) zoning district.

This project is exempt from the review requirements of the California Environmental Quality Act (CEQA), per Categorical Exemption Class 32. The proposed project may be reviewed at the Community Development Department, 1000 Spring Street, Paso Robles, California. Copies may be purchased for the cost of reproduction.

Written comments on the proposed project may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446, provided that the comments are received prior to the time of the public hearing. Oral comments may be made at the hearing. Should you have any questions regarding this application, please call Susan DeCarli at (805) 237-3970.

If you challenge this application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

Susan DeCarli, AICP  
City Planner  
January 31, 2007

6530298

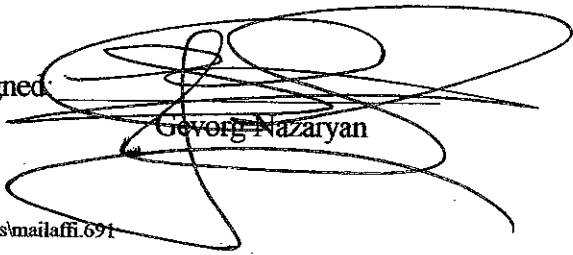
**AFFIDAVIT  
OF MAIL NOTICES**

**PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING**

I, Gevorg Nazaryan, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Planned Development 06-020 A request for Planned Development and Tentative Tract Map 2904, filed by William Ostrander, to construct a 3 story live/work project with 9 units. (Applicant: William Ostrander) APN: 009-203-012, and 019) on this 30<sup>th</sup> day of January, 2007.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed:



Gevorg Nazaryan

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